

**COLONIAL FOREST HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Monthly Board Meeting
January 9, 2023**

BOARD MEMBERS PRESENT: Ken Pratt (President), Jess Salazar (Vice President), Val Krzyzaniak (Treasurer), Marie Alba (Secretary), Wanda Michael (At Large), John Warfel (At Large)

BOARD MEMBERS ABSENT: Joe Conner (At Large)

TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: Val moved to approve the November 7, 2022, meeting minutes; Jess seconded and all approved.

Financial Report: Attached. Marie moved to approve the December 31, 2022, financial report; John seconded and all approved.

Dues: Just a reminder that monthly dues for all residents changed in January 2023. Please check your Caliber account to verify that your dues payment is correct. If you are set up as “variable,” then Caliber will automatically take out the correct amount. If you are set up as “fixed,” then you need to logon to Caliber and change the monthly amount. If you need assistance contact Mark Pierovich at Targa. His phone and email are at the bottom of these minutes.

Grounds Report: Attached. A separate grounds report will be discontinued starting in February. Anything notable will be included in monthly minutes.

Cooking Devices: Just a reminder to remove all grills, barbecues, smokers, etc. from decks, porches, and patios no later than January 31, 2023. Understandably, this is an inconvenience for many residents, but the rule change is required by Colonial Forest's new master insurance policy. Here is a timeline of events:

- November 8, 2022: Val published the 2023 budget and issued a letter to all owners explaining an anticipated increase in insurance costs from \$45,000/year to \$80,000/year.
- December 11, 2022: Val explained the 2023 budget, line by line, at the budget ratification/annual meeting.
- December 14, 2022: The Colonial Forest insurance broker notified Mark Pierovich that due to multiple claims in the last two years, the insurance rate increased from \$50,000 to \$150,000/year. However, a different provider, American Hallmark Insurance Company, would cover Colonial Forest for approximately \$50,000/year, but with the barbecue restrictions mentioned above. In addition, they required that the barbecue rule be incorporated into the Colonial Forest Rules & Regulations.
- December 18, 2022: A revised set of Rules & Regulations and cover letter were mailed to all owners. The effective date of the revised R&Rs is February 1, 2023.

Speed Limit: Please observe the 15 MPH speed limit. There are children playing and people walking.

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Resident Yard Debris: During fall and winter, the landscape company comes every two weeks and they have agreed to pick up resident yard debris. However, they will only pick up debris that is placed on the main curb in an open bucket—no plastic or paper bags, please. That way they can empty the contents of your bucket into their containers. A 5-gallon bucket like the ones available at Home Depot is ideal. One Board member recalls seeing empty 5-gallon buckets for free at Legendary Doughnuts in Federal Way. Legendary's icing comes in that size bucket, and they sometimes put them out for customers to take.

Here is the schedule for yard debris pickup: Every other Friday on the same day as Waste Management Recycle pickup. Put your open buckets on the main curb that morning. **Please do not put yard waste by the office or the area where the truck is parked. Nobody will pick it up. Thank you for your cooperation.**

Front Gate Entry System: The front gate directory is now repaired, and all owners should have received an email from the Caliber system on January 3, 2023. If you do not know your personal entry code, or want it changed, please contact Mark Pierovich at Targa (email below).

Next Board Meeting:

Scheduled for February 13, 2023 @ 5:30 p.m.

Respectfully submitted,

Marie Alba
Secretary

The Colonial Forest Homeowner's Association Board of Directors can be reached as follows:

Website: <http://www.colonialforest.net>

Email: Mark Pierovich (Targa offsite mgr): mark@targarealestate.com

Phone: Mark Pierovich (Targa offsite mgr) 253-754-6049

Targa after-hours emergency number: 253-815-0393

Suggestion box: At the campus office (Building 15, Unit 6)

Reminder: The Association will replace outdoor light bulbs and repair doorbells. Just submit a work request via colonialforest.net or fill out a paper request form located at the office suggestion box.